



Tair Onen, Cowbridge, CF71 7UA
Price £475,000

BRINSONS & BIRT

High Street, Cowbridge CF71 7AF

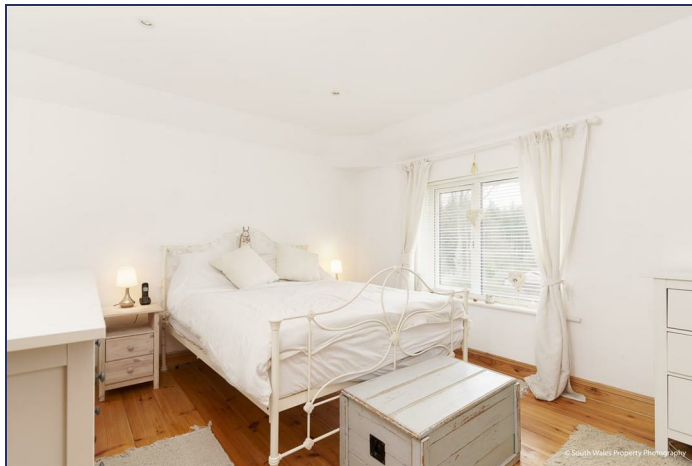
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Tair Onen is a forestry commission plantation situated a couple of miles due east of Cowbridge and comprising 40 or so traditional semi-detached houses scattered across a wide area. All the properties are now privately owned and virtually all of them, particularly because of the size of gardens and quality of location, have had substantial refurbishment, renovation and extension. Number 14 has had a two storey pitched roof extension and now offers generous family accommodation including three living rooms, 20ft kitchen/breakfast room, utility room, four good sized bedrooms and three bathrooms. The property stands in a generous plot of around 0.25 acre with a useful range of outbuildings. The property is immediately available.

The market town of Cowbridge is a few minutes drive away and provides an extensive range of market town facilities including schooling of excellent reputation for all ages, wide range of shops both national and local and including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, rugby club, squash club, bowls club, cricket club etc. There is a regular bus service between Cowbridge and the capital city of Cardiff with a bus stop within easy walking distance of the property. Tair Onen is situated very much in the heart of the rural Vale of Glamorgan with the Heritage Coastline just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Bridgend, Llantrisant, Swansea etc all within comfortable commuting distance.

A comfortable, good sized family house with a big garden and is ideally located. Viewings are thoroughly recommended.



Accommodation

Ground Floor

Entrance Porch

Fully enclosed. Storm doorway with leaded windows. Tall window alongside.

Entrance Hall

Doorway from porch. Picture rail.

Cloakroom

Suite comprising low level WC and wash hand basin with tiled splashback.

Lounge 13' x 12' (3.96m x 3.66m)

Large picture window enjoying views over the front garden to wooded copse. Stone fireplace housing Rayburn Rhapsody multi fuel stove.

Family Room 15'9" x 11'3" (4.80m x 3.43m)

French doors leading out to and looking out to side garden. Further tall window overlooking rear garden. Inset ceiling lighting. Three wall light points.

Dining Room 8'2" x 14'11" (2.51 x 4.55)

Picture window overlooking front garden and wooded copse behind. French doors leading out to and looking over garden. Boarded flooring. Inset ceiling lighting.

Kitchen/Breakfast Room 20'6" x 8' (6.25m x 2.44m)

Well fitted with extensive range of oak style units with matching work surfaces and upstands. Features include tall racked larder cupboard, Stoves fridge/freezer with decor panel, Leisure electric range finished in cream and black with matching wide filter canopy over mounted on natural brick wall, deep single bowl sink unit with mixer tap, plate rack. Tiled flooring. Colour wash brick walls. Beamed ceiling with inset lighting. Two windows overlooking the rear garden.

Utility Room

Oil fired boiler. Space and plumbing for washing machine. Window overlooking garden.

Rear Porch

Pitched and beamed ceiling with velux roof light. Part glazed storm doorway leading out to garden. Tall window to side.

First Floor

Landing

Double turn stairway with window on mezzanine. Two display recesses. Spotlighting to ceiling. Access to roof storage space.

Master Suite Bedroom One 15'6" x 11'3" max (4.72m x 3.43m max)

Views over the large mature rear garden. Boarded flooring. Inset ceiling lighting. Two wall light points. Ensuite is:

Master Suite Bathroom One

Suite in white comprising corner bath with shower and glazed side screen. Low level WC and pedestal wash hand basin. Inset ceiling lighting. Three walls fully tiled. Radiator/towel rail. Views over the rear garden.

Suite Bedroom Two 10' x 8'9" (3.05m x 2.67m)

Front views to the copse opposite. Boarded flooring. Inset ceiling lighting. Ensuite is:

Suite Bathroom Two

Suite in white comprising low level WC, wash hand basin and corner shower. Three walls fully tiled. Tiled flooring. Inset ceiling lighting. Extractor. Velux window. Radiator/towel rail.

Bedroom Three 10'9" x 10' (3.28m x 3.05m)

Views over the rear garden. Boarded flooring. Picture rail. Cast iron fireplace. Double floor to ceiling mirror front wardrobes.

Bedroom Four 10' x 9'9" (3.05m x 2.97m)

Front views to the copse opposite. Fitted cupboard.

Bathroom Three

Suite in white comprising timber panelled bath with hand shower. Low level WC and pedestal wash hand basin with tiled splashbacks. Tiling around bath. Painted boarded flooring. Picture rail.

Outside

Timber double gates lead off the access lane to a parking area laid to flint chippings. Pedestrian gate alongside leads to pathway to front door. Flower and shrub borders to front garden. Lawned side garden with together with the large rear garden is bounded by a natural hedge. The mature gardens provide a variety of different spaces including large lawned area, productive vegetable garden, apple and pear tree as well as paved and decked seating areas. At the bottom of the garden there is a further driveway entrance with space to park 3 or 4 cars. Useful range of outbuildings including block built garage (approx 4.4m x 3.8m) and adjoining store (3.1m x 2m). Pottery studio/workshop/store (approx 3.6m x 2.4m). Freestanding timber stables split into two bays internally each approximately 3.5 x 3. All outbuildings have power connected.

Services

Mains water and electricity. No gas. Connection to private drainage system serving Tair Onen. Oil fired central heating via combination boiler.

Directions

From our offices at 67 High Street, Cowbridge turn left and proceed down the high street and up to the traffic lights. Go straight across and up the hill onto the A48. Go past the right hand turn for St Hilary and left hand turning to Pant Wilkin Stables and the caravan hospital. Less than a mile on your left hand side between the parking bay and bus stop, turn left into a driveway which leads to this part of Tair Onen. Number 14 is the first property on your right hand side. Ignore the timber double gates and continue to the next turning on your right hand side which is the driveway entrance.

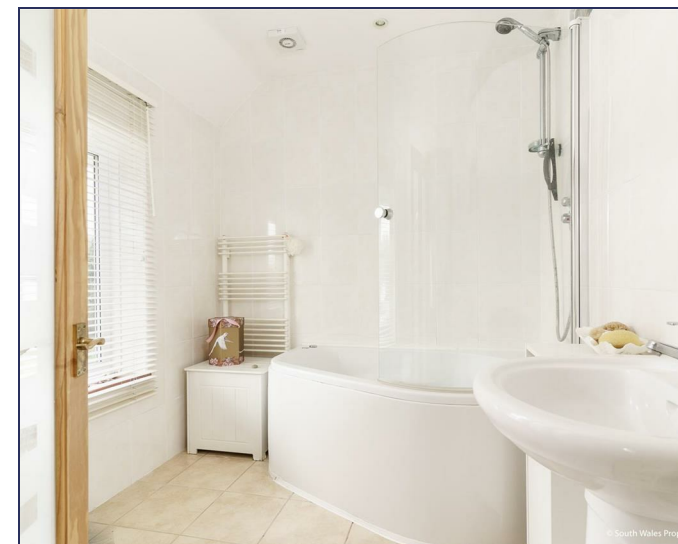
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